027.0	0004	0012.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 994,400 / 994,400
					USE VALUE: 994,400 / 994,400
					ASSESSED: 994,400 / 994,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILFERT JAMES
Owner 2:	
Owner 3:	
Street 1:	64 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILFERT ESTHER M-DAVID P -
Owner 2:	-
Street 1:	41 OLD COLONY LANE UNIT 7
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,191 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Asbestos Exterior and 2154 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5191.000	523,500	10,300	460,600	994,400
Total Card	0.119	523,500	10,300	460,600	994,400
Total Parcel	0.119	523,500	10,300	460,600	994,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.65 | /Parcel: 461.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	18858
GIS Ref	
GIS Ref	
Insp Date	04/23/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	523,800	10300	5,191.	460,600	994,700	994,700	Year End Roll	12/18/2019
2019	104	FV	390,400	10500	5,191.	489,400	890,300	890,300	Year End Roll	1/3/2019
2018	104	FV	390,400	10500	5,191.	357,000	757,900	757,900	Year End Roll	12/20/2017
2017	104	FV	366,200	10500	5,191.	310,900	687,600	687,600	Year End Roll	1/3/2017
2016	104	FV	366,200	10500	5,191.	264,800	641,500	641,500	Year End	1/4/2016
2015	104	FV	326,500	0	5,191.	259,100	585,600	585,600	Year End Roll	12/11/2014
2014	104	FV	221,800	0	5,191.	213,000	434,800	434,800	Year End Roll	12/16/2013
2013	104	FV	230,900	0	5,191.	202,700	433,600	433,600		12/13/2012

!2287!

PRINT

Date	Time
12/10/20	17:44:13

LAST REV

Date	Time
10/19/16	15:13:19
ekelly	

PAT ACCT. 2287

USER DEFINED

Prior Id # 1:	18858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILFERT ESTHER	63117-248		12/27/2013	Convenience		No	No		
	PR393-208		1/1/1901	Family		No	No		David Wilfert d.o.d. 12/23/2009.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2014	1271	Manual	2,500		9/29/2014			New entrance stair
9/19/2014	1227	Manual	43,000		9/19/2014			New garage built f
10/17/2013	1543	Renovate	27,800					
10/11/2013	1526	Manual	1,000	C				
5/28/2008	512	Porch	6,000			G9	GR FY09	rebuild fr porch
4/7/2008	318	Demoliti	2,000					demo porches

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
5/28/2014	External Ins	PC	PHIL C
10/11/2013	Info Fm Prmt	EMK	Ellen K
4/23/2009	Measured	372	PATRIOT
5/9/2001	Inspected	PM	Peter M
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5191		Sq. Ft.	Site		0	80.	1.11	1									460,583						460,600	

Total AC/HA: 0.11917 | Total SF/SM: 5191 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,583 | Spl Credit | Total: 460,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13746512
Const Adj.:	0.94040596
Adj $ / SQ:	181.845
Other Features:	111500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643178
Depreciation:	119631
Depreciated Total:	523547

COMMENTS

SHED=NV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

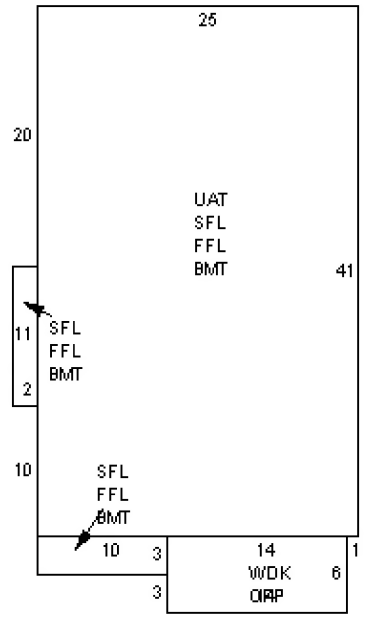
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.03
Special Features:	0	Val/Su Net:	143.23
Final Total:	523500	Val/Su SzAd	243.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,077	54.550	58,754
FFL	First Floor	1,077	181.850	195,848
SFL	Second Floor	1,077	181.850	195,848
UAT	Upper Attic	256	72.740	18,639
OFP	Open Porch	84	33.990	2,855
WDK	Deck	84	15.050	1,264

Net Sketched Area:	3,655			Total:	473,208
Size Ad	2154	Gross Are	4424	FinArea	2154

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x20	G	GD	2014	26.56	T	3	104			10,300			10,300

More:	N	Total Yard Items:	10,300	Total Special Featues:	Total: 10,300

IMAGE

AssessPro Patriot Properties, Inc